

\$479,000 - 56, 2318 17 Street Se, Calgary

MLS® #A2123410

\$479,000

2 Bedroom, 2.00 Bathroom, 1,232 sqft
Residential on 0.00 Acres

Inglewood, Calgary, Alberta

OPEN HOUSE MAY 25 from 2-4.

WELCOME HOME to your immaculate 2 BED, 2 FULL BATH property w/2 living spaces, hardwood floors & loads of west facing outdoor space! As you walk up to the front door note your ATTACHED GARAGE - huge bonus for our Calgary winters. There is a good sized foyer w/closet space for your boots and coats. Walk up the stairs and note the large living room w/a great BAR AREA complete w/mini deep freeze & bar fridge (included). This room is so bright w/SOUTH FACING WINDOWS. Past this entertaining/living room note the secondary bedroom (very large) as well as the full 4 pc bath, laundry area (W/D included) & utility room. The kitchen boasts upgraded SS APPLIANCES, newer LVP flooring & a corner PANTRY! The kitchen is adjacent next to the DINING SPACE & is home to more bright, natural light. The cozy family space towards the back of the home has more gleaming hardwood floors, open sightlines, GAS FIREPLACE & leads to your WEST PATIO (patio swing can be included if desired). Alternatively, this would make a wonderful extended dining space. The spacious PRIMARY SUITE features more of your wonderful natural light & has a large WIC & 4 pc ensuite. Spend time at the outdoor rink, take a bike ride along the extensive pathway system along the river, walk to the Inglewood Bird Sanctuary or take in the trendy and vibrant community of Inglewood all within



walking distance as is schools & transportation. Come and check this home out!

Built in 2002

Essential Information

MLS® #	A2123410
Price	\$479,000
Sold Price	\$468,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	1 and Half Storey
Status	Sold

Community Information

Address	56, 2318 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R5

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator

Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Environmental Reserve, Landscaped, Many Trees, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	June 10th, 2024
Days on Market	48
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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